



**CITY OF EASTVALE**

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# Major Projects Summary

September 21, 2022

City of Eastvale Planning Division



# CITY OF EASTVALE

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752  
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Planning Division Major Projects Summary  
September 21, 2022

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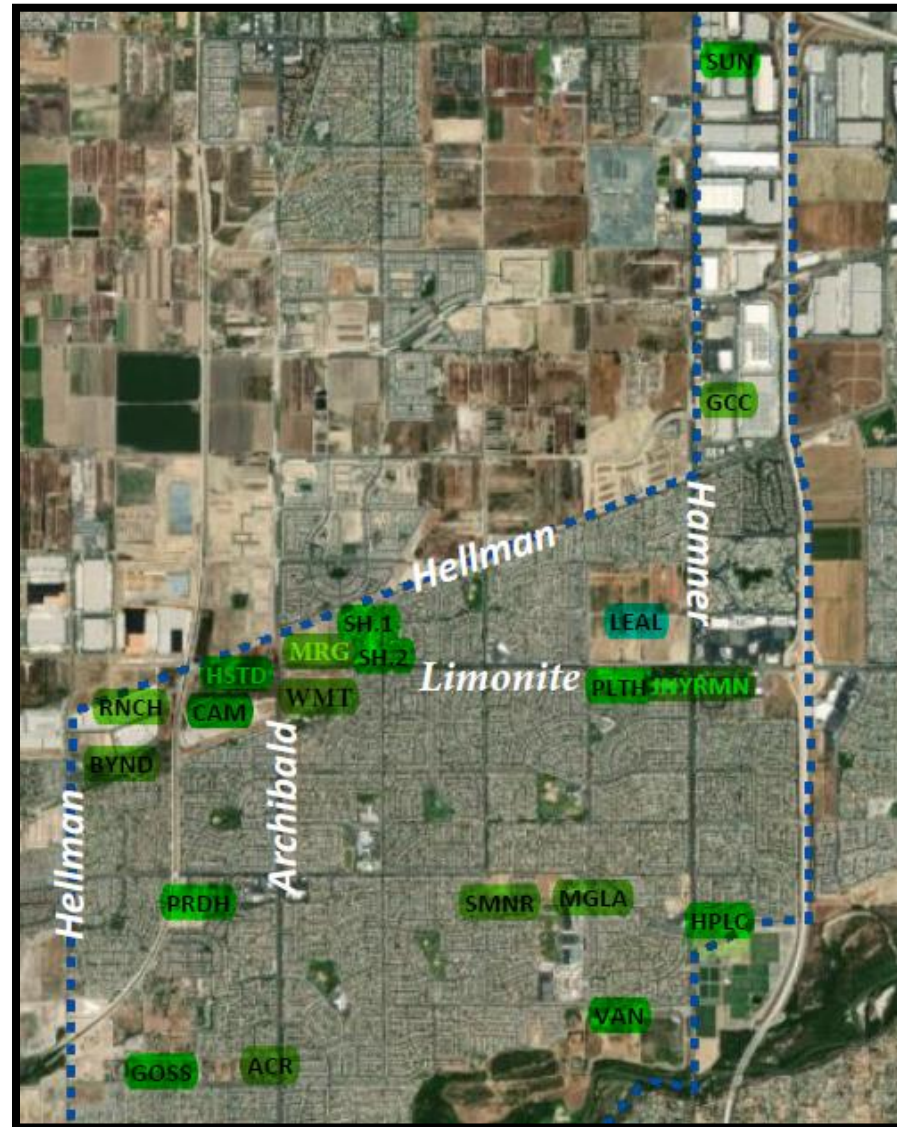
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1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## In-Process/Review

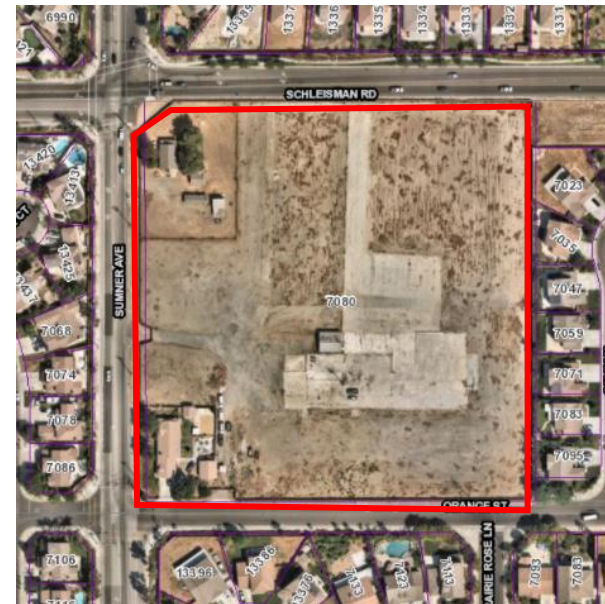
### *Sumner Place Mixed-Use Development (MAP ID: SMNR)*

Project:	Sumner Place Mixed-Use Development
Project No.	PLN20-20063_GPA001_DR002_COZ001_TPM38031_TTM38032
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	<p><b>General Plan Amendment</b> to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Highest Density Residential (HHDR 20.1-40 du/ac).</p> <p><b>Change of Zone</b> to change the zone from Heavy Agriculture (A-2) to General Residential (R-3).</p> <p><b>Major Development Review</b> for the development of 216-unit apartment project on over 9.3 acres, consisting of seven two (2) to three (3) story type "V" apartment buildings with tuck under garages and surface parking, and a 5000 s.f. commercial building (located at the corner of Sumner Ave. and Schleisman Rd.).</p> <p><b>Tentative Parcel Map</b> to create two (2) parcels one residential and one commercial.</p> <p><b>Tentative Tract Map</b> for condominium purposes.</p>
Planner:	Allen Lim/Gustavo Gonzalez

#### Notes:

- Received application on 11.5.20
- SB18 and AB52 notice provided.
- Comments provided to applicant 12.10.20
- On 5.19.21 the Planning Commission continued the item to June 16, 2021.

#### Project Map:



#### Current Status:

- On June 16, 2021, the Planning Commission PLN20-20063 continued the hearing item off calendar.

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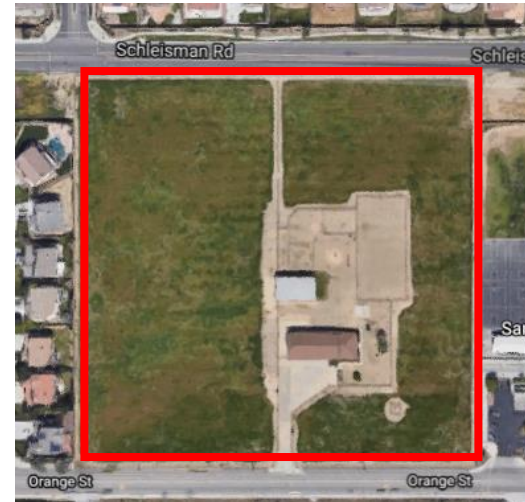
## Magnolia Ranch Residential Development (MAP ID: MGLA)

Project:	Magnolia Ranch Residential Development
Project No.	PLN22-20024_PRA001_TTM38167_DR002_DA001
Project Location:	13175 Orange Street, Eastvale; (Assessor Parcel Number: 152-040-003)
Project Description:	<p><b>Major Development Review (DR)</b> for development of approximately 41 single family residential lots</p> <p><b>TTM No. 38167:</b> For the subdivision of 10.0 acres into 41 residential lots and two (2) lettered lots</p> <p><b>Development Agreement</b> for the streetscape improvements along Schleisman Road and Orange Street</p> <p><b>Pre-Application</b> for the review of compliance with SB 330</p>
Planner:	Jamie K. Cerda

### Notes:

- Received application on April 20, 2022
- Project was deemed incomplete by Staff on May 18, 2022.
- Resubmittal received August 3, 2022.

### Project Map:



### Current Status:

- Project PLN22-20024 is scheduled for the September 21, 2022, Planning Commission.
- On August 30, 2022, an application withdrawal letter for PLN22-20024 was received.

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## Planning Department Major Projects Summary September 21, 2022

### *GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)*

Project:	GCC Planning Area 4 DR and TPM
Project No.	PLN22-20025_DR003_TPM38438
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-010, -011, -012, -013, -015, -016, and -033)
Project Description:	<p><b>Major Development Review (DR)</b> for development of five (5) industrial buildings ranging in size from 40,000 sf to 59,987 sf in Planning Area 4 of the Goodman Commerce Center in Eastvale Specific Plan.</p> <p><b>TPM No. 38438:</b> For the reconfiguration of six (6) existing parcel totaling 14.4 acres into five (5) parcels.</p>
Planner:	Allen Lim

#### Notes:

- Received application on April 20, 2022.
- Project was deemed incomplete by Staff on May 19, 2022.
- Received resubmittal on August 8, 2022.

#### Project Map:



#### Current Status:

- Project was deemed incomplete by Staff on August 24, 2022.
- Awaiting project resubmittal.

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Planning Department Major Projects Summary  
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## Approved/ Entitled

### *Goodman Commerce Center (MAP ID: GCC)*

Project:	Goodman Commerce Center (formally Lewis Eastvale Commerce Center)
Project No.	11-0271 **see related projects below
Project Location:	190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road
Project Description:	General Plan Amendment, Change of Zone, and Specific Plan to provide a mix of warehousing, light industrial, office, and retail uses. Major Development Review for the development of two industrial buildings of approximately 1,007,705 square feet and 1,033,192 square feet. CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

#### Notes:

- Approved by City Council on November 12, 2014

#### See the following projects for more recent activity at the Goodman Commerce Center Development:

- Project No. PLN17-20033 Retail Building CR-3 – Starbucks & other tenants (GCC.1)
- Project No. PLN18-20014 Retail Building CR-12 – Quick Quack Carwash (GCC.2)
- Project No. PLN18-20042 Retail Building CR-11 – Multi-Tenant (GCC.3)
- Project No. PLN19-20006 Retail Building CR-10- Chick-fil-A (GCC.4)
- Project No. PLN19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
- Project No. PLN19-20064 Retail Building CR-6 (GCC.6)
- Project No. PLN20-20018 Retail Building CR-6A, CRA, CR-B, CR-C
- Project No. PLN21-20063 Retail Building CR-1
- Project No. PLN21-20068 Retail Building CR-2
- Project No. PLN22-20025 Planning Area-4 Development

#### Project Map:



#### Current Status:

- Various buildings complete, operating and under construction.

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## Planning Department Major Projects Summary September 21, 2022

### Retail Unit CR-12 (GCC.1)

Project:	Goodman Retail CR-12 – Quick Quack Car Wash
Project No.	PLN18-20014
Project Location:	West of Amazon off-site parking lot and south of Costco parking lot in the retail portion of Goodman Commerce Center
Project Description:	Major Development Review for a proposed self-serve car wash with a 3,571-square foot car-wash tunnel, vacuum canopy structure, and associated parking.
Planner:	Allen Lim

#### Notes:

- Received application on March 21, 2018.
- Planning Commission approval on June 20, 2018.
- Revised construction plans approved on May 30, 2019.

#### Project Map:



#### Current Status:

- Quick Quack Car Wash is completed and in operation

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## Retail Unit CR-3/SBUX (GCC.2)

Project:	Goodman Retail Building CR-3 and Starbucks Drive-Through DR & CUP
Project No.	PLN17-20033
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way; Goodman Commerce Center
Project Description:	Major Development Review for the development of CR-3, a 4,000 square-foot multi-tenant building and Conditional Use Permit for a drive-through located in the retail portion of the Goodman Commerce Center
Planner:	Allen Lim

### Notes:

- Planning Commission approval on March 21, 2018.
- Starbucks in operation as of February 7, 2019.



### Project Map:



### Current Status:

- Starbucks is completed and in operation.

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## Planning Department Major Projects Summary September 21, 2022

### *Multi-Tenant Unit CR-11 (GCC.3)*

Project:	Goodman Commerce Center CR-11 – Multi-Tenant Building
Project No.	PLN18-20042
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way, Parcel 10 of Parcel Map 37208; (Assessor's Parcel Number 160-020-078)
Project Description:	Major Development Review for a new 6,000 square-foot multi-tenant retail building on a 37,250 square-foot site.
Planner:	Allen Lim

#### Notes:

- Received application on July 26, 2018.
- Building plans received November 20, 2018. Comments provided to applicant December 27, 2018.
- Approved by Planning Commission on October 17, 2018.
- Landscape plans approved on January 21, 2019.
- Revised construction plans approved on February 19, 2019.
- On 10.17.18 the Planning Commission approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- Building is completed and in operation.

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## Chick-fil-A (GCC.4)

Project:	Chick-fil-A at Goodman Commerce Center
Project No.	PLN19-20006
Project Location:	5080 Hamner Avenue (Assessor Parcel Numbers: 160-020-079) (Goodman CR-10)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a 4,833 sq. ft. restaurant with two drive-through lanes
Planner:	Allen Lim

### Notes:

- Received application on February 19, 2019.
- Incompleteness letter sent on March 13, 2019.
- Comment letter sent on March 25, 2019.
- Meeting with applicant on April 3, 2019 to discuss comment letter.
- Revised plans received on April 12<sup>th</sup> and April 29<sup>th</sup>.
- On 5.15.19 the Planning Commission approved the project subject to conditions of approval.



### Project Map:



### Current Status:

- Chick-fil-A is completed and in operation.

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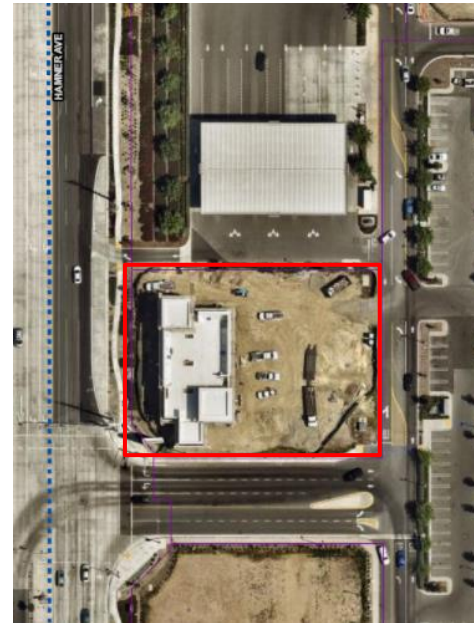
### *Altura Credit Union D.R (GCC.5)*

Project:	Goodman Commerce Center CR-8 Altura Credit Union - Major Development Review (DR)
Project No.	PLN19-20063
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel 10 of Parcel Map 37208; (Assessor's Parcel Number: 160-020-082)
Project Description:	<ul style="list-style-type: none"><li>Major Development Review for the development of a Credit Union Bank (CR-8) totaling approximately 5,000 square feet</li></ul>
Planner:	Allen Lim/Gina Gibson-Williams

#### Notes:

- Received application on December 12, 2019.
- Routed for department review on December 23, 2019.
- Planning and department comments provided to applicant on January 23, 2020.
- Resubmittal received on January 30, 2020.
- On 2.19.20 the Planning Commission approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- Building is completed and in operation.


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## Planning Department Major Projects Summary September 21, 2022

<i>Building CR-6 D.R (GCC.6)</i>		<p>Project Map:</p> 	
Project:	Goodman Commerce Center CR-6– Major Development Review (DR)		
Project No.	PLN19-20064		
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel “A” of Lot Line Adjustment 2018-001; (Assessor’s Parcel Number: 160-020-088)		
Project Description:	<ul style="list-style-type: none"> <li>Major Development Review for the development of a multi-tenant retail building (CR-6) totaling approximately 4,800 square-feet</li> </ul>		
Planner:	Allen Lim/Gina Gibson-Williams		
<p>Notes:</p> <ul style="list-style-type: none"> <li>Received application on December 12, 2019.</li> <li>Routed for department review on December 23, 2019.</li> <li>Planning and department comments provided to applicant on January 23, 2020.</li> </ul>		<p>Current Status:</p> <ul style="list-style-type: none"> <li>The Planning Commission approved the project on February 19, 2020.</li> </ul>	

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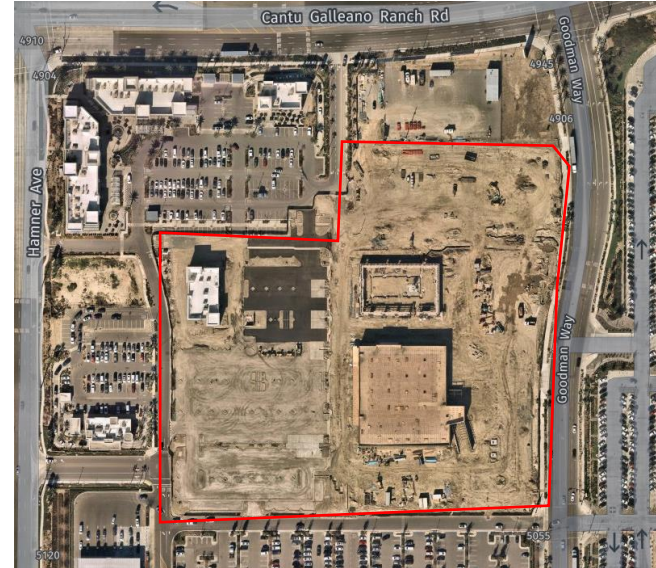
## *“CR-6A, CR-A, CR-B (Tawa), and CR-C (Food Hall)” (GCC.7)*

Project:	Goodman Commerce Center “The Station” Planning Area 1 CR-6A, CR-A, CR-B, CR-C
Project No.:	PLN20-20018_DR_001_TPM37936_CUP_002
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road, west of Goodman Way; Assessor’s Parcel Number (APN): 160-020-066, -068, -071, -084
Project Description:	<ul style="list-style-type: none"> <li>▪ <b>Major Development Review:</b> <ul style="list-style-type: none"> <li>○ 6,000 sf. retail building (CR-6A) located on a building pad directly east of CR-6.</li> <li>○ 21,500 square foot retail building (CR-A) locating directly north of the Costco Wholesale Store.</li> <li>○ 35,000 square foot retail grocery building (CR-B) located adjacent to CR-A. This use is proposed to be a typical, full service, grocery retailer.</li> <li>○ 16,000 square foot food hall (CR-C) located across from the grocery retailer, accessed through a shared courtyard entrance.</li> </ul> </li> <li>▪ <b>Tentative Parcel map</b> to create 11 commercial parcels and facilitate various site and circulation improvements would be made to connect the parking areas to the nearby roadways.</li> <li>▪ <b>Conditional Use Permit</b> to allow for the on-site consumption in association with bona-fide food sale/restaurant uses and the off-site sale for the grocery retail store.</li> </ul>
Planner:	<ul style="list-style-type: none"> <li>▪ Gustavo Gonzalez</li> </ul>

### Notes:

- Application submitted on May 14, 2020.
- Distributed to Development Review Committee on May 21, 2020 and received comments and draft conditions on June 11, 2020.
- Approved by the Planning Commission on July 15, 2020.

### Project Map:



### Current Status:

- Buildings are currently under construction.

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### *Zeppin Sushi CUP (MAP ID: GCC.8)*

Project:	Zeppin Sushi Alcohol CUP
Project No.:	PLN21-20036_CUP_008 Zeppin Sushi Alcohol CUP
Project Location:	4910 Hamner Avenue, Suite 170; Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road (The Station – Goodman Commerce Center) (APN) 160-510-019
Project Description:	<b>Conditional Use Permit (CUP):</b> To allow the on-site sale/consumption of beer and wine in conjunction with a new sit-down restaurant (Zeppin Sushi)
Planner:	Allen Lim

#### Notes:

- Received application on 6.28.21

#### Project Map:



#### Current Status:

- On July 21, 2021, the Planning Commission approved PLN21-20036 subject to the conditions of approval.

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## Planning Department Major Projects Summary September 21, 2022

### *GCC Crying Tiger Bistro and Bar Alcohol CUP (MAP ID: GCC.9)*

Project:	GCC Crying Tiger Bistro and Bar Alcohol Conditional Use Permit
Project No.:	PLN21-20057_CUP010
Project Location:	4916 Hamner Ave. Suite #120 at the Southeast corner of Cantu-Galleano Ranch Road and Limonite Avenue; (Assessor's Parcel Number: 160-510-017)
Project Description:	<b>Conditional Use Permit:</b> Full-service Thai restaurant and bar for sale of beer, wine, and distilled spirits for on-site consumption located at the Station located on the southeast corner of Cantu-Galleano Ranch Rd. and Limonite Ave. The CUP request is specific to one of the multi-tenant spaces for CR-6A
Planner:	Jamie K. Cerda

#### Notes:

- Received application on 9.8.21

#### Project Map:



#### Current Status:

- On October 20, 2021, the Planning Commission approved the project subject to conditions of approval.

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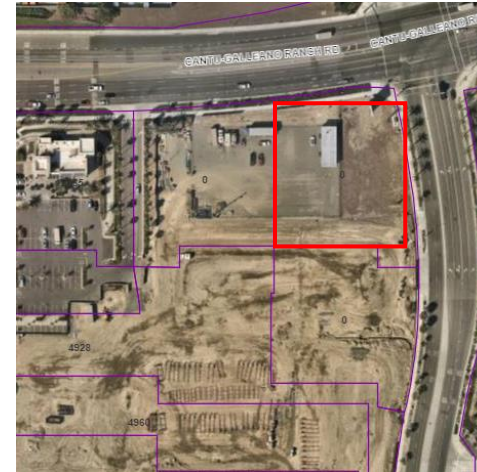
### *GCC CR-1 DR (MAP ID: GCC.10)*

Project:	GCC CR-1 DR
Project No.:	PLN21-20063_DR012
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd. ; Assessor Parcel Number (APN) 160-510-023
Project Description:	<b>Major Development Review</b> for the development of a 5,213 square foot PAD building (CR-1) and 575 square foot outdoor patio for a total of 5,788 square feet for a proposed restaurant building.
Planner:	Jamie K. Cerda

#### Notes:

- Received application on November 17, 2021.
- On January 19, 2022, PLN21-20063 was approved by the Planning Commission subject to conditions of approval.

#### Project Map:



#### Current Status:

- On July 7, 2022, Planning staff received construction documents for review.

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## Planning Department Major Projects Summary September 21, 2022

### GCC CR-2 DR (MAP ID: GCC.11)

Project:	GCC CR-2 DR
Project No.:	PLN21-20068_DR013
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-022
Project Description:	<b>Major Development Review</b> including site planning and architecture for the development of a 7,757 square foot PAD building (CR-2) for a proposed restaurant building.
Planner:	Jamie K. Cerda

#### Notes:

- Received application on November 17, 2021

#### Project Map:



#### Current Status:

- On January 19, 2022, PLN21-20068 was approved by the Planning Commission subject to conditions of approval.

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## Planning Department Major Projects Summary September 21, 2022

### *GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)*

Project:	GCC CR-1 Alcohol CUP and VAR
Project No.:	PLN22-20010_CUP002_VAR001
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-023
Project Description:	<b>Conditional Use Permit</b> for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-1) restaurant (dba Chili's).  <b>Variance</b> to request modification to the sign standards to allow four (4) tenant wall signs.
Planner:	Jamie K. Cerda

#### Notes:

- Received application on March 7, 2022

#### Project Map:



#### Current Status:

- On April 20, 2022, PLN22-20012 was approved by the Planning Commission subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** = Updated Information





# CITY OF EASTVALE

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## Planning Department Major Projects Summary September 21, 2022

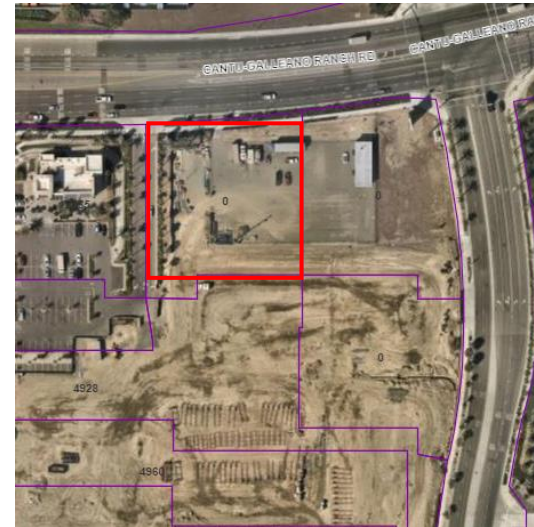
### *GCC CR-2 Alcohol CUP (MAP ID: GCC.12)*

Project:	GCC CR-2 Alcohol CUP
Project No.:	PLN21-20072_CUP011
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-022
Project Description:	<b>Conditional Use Permit</b> for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-2) restaurant.
Planner:	Allen Lim

#### Notes:

- Received application on January 4, 2022
- On January 19, 2022, the Planning Commission continued project PLN21-20072 off calendar.

#### Project Map:



#### Current Status:

- On July 20, 2022, the Planning Commission approved PLN21-20071 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *GCC Cuts Korean BBQ Alcohol CUP (MAP ID: GCC.14)*

Project:	GCC Cuts Korean BBQ Alcohol CUP
Project No.:	PLN22-20021_CUP003
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-019
Project Description:	<b>Conditional Use Permit</b> for the on-sale and consumption of beer, wine, and distilled spirits at an existing tenant space in The Station – Goodman Commerce Center
Planner:	Allen Lim

#### Notes:

- Received application on April 6, 2022

#### Project Map:



#### Current Status:

- On July 20, 2022, the Planning Commission approved PLN22-20021 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
September 21, 2022

## *GCC Devil's Kitchen Alcohol CUP (MAP ID: GCC.16)*

Project:	GCC Devil's Kitchen Alcohol CUP
Project No.:	PLN22-20041_CUP005
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-019)
Project Description:	<b>Conditional Use Permit (CUP)</b> for the on-sale and consumption of beer and wine at an existing tenant space in The Station – Goodman Commerce Center
Planner:	Allen Lim

### Notes:

- Received application on June 15, 2022

### Project Map:



### Current Status:

- On July 20, 2022, the Planning Commission approved PLN22-20041 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### *The Campus (MAP ID: CAM)*

Project:	The Campus (former Providence Business Park)
Project No.	12-0750
Project Location:	West of Archibald Avenue and approximately 750 ft. south of Limonite Avenue (APNs 144-010-002, -033, -037 & -038)
Project Description:	Change of Zone, Major Development Review, and Tentative Parcel Map for the development of a business park consisting of 11 new industrial buildings ranging from 12,850 square feet to 129,000 square feet (totaling approximately 694,770 square feet), one 2-story office building of 33,600 square feet, and two retail buildings totaling 10,600 square feet on 53.37 gross acres of vacant land (former Bircher's site).  CEQA: EIR Addendum
Planner:	Allen Lim

#### Notes:

- Approved by City Council on April 9, 2014
- All industrial buildings are built and occupied.
- See the following projects for more recent activity at The Campus (former Providence Business Park) Development:
  - PLN19-20001 The Campus Self-Storage Facility DR, CUP (CAM.1)
  - PLN19-20008 The Campus 7-Eleven DR, CUP (CAM.2)
- Front land abutting Archibald has been entitled with The Campus Self-Storage and The Campus 7-Eleven.

#### Project Map:



#### Current Status:

- The Campus (industrial buildings) are constructed and in operation.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

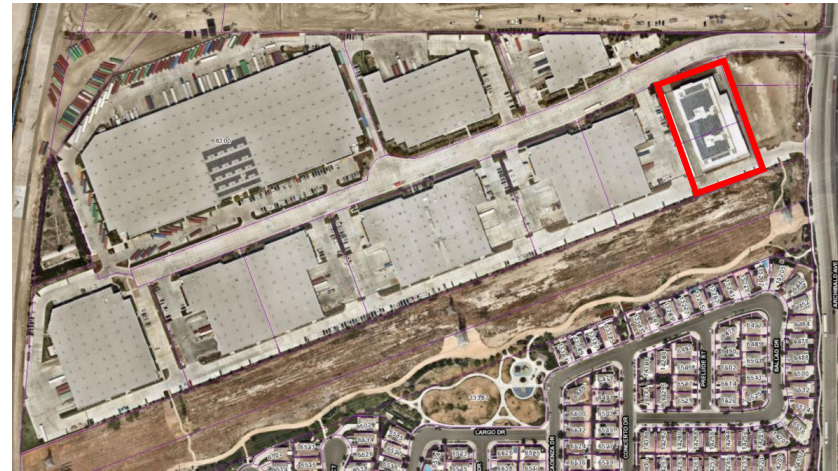
### *Self-Storage D.R & C.U.P (CAM.1)*

Project:	The Campus Self-Storage Facility DR & CUP
Project No.	PLN19-20001
Project Location:	West side of Archibald Avenue and South of Providence Way; (Assessor Parcel Number: 144-010-063)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a 4-story, self-storage facility in the front portion of The Campus development.
Planner:	Allen Lim

#### Notes:

- Received application on January 22, 2019.
- This project would replace an earlier approval for a two-story office building at this location.
- Application incompleteness letter sent on February 11, 2019.
- Comment letter sent on February 25, 2019.
- Second resubmittal received on February 27, 2019.
- 2<sup>nd</sup> incomplete application letter sent on March 13, 2019.
- 3<sup>rd</sup> resubmittal received on May 23, 2019.
- 4<sup>th</sup> submittal received on June 7, 2019.
- On 7.17.19 the Planning Commission approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- The self-storage facility is constructed.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### 7-Eleven D.R. & C.U.P (CAM.2A)

Project:	The Campus 7-Eleven Gas Station DR, CUP's
Project No.	PLN19-20008
Project Location:	The Campus (West side of Archibald and South of Providence Way); (Assessor Parcel Number: 144-010-063)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a convenience store, gas station and carwash.
Planner:	Allen Lim

#### Notes:

- Received application on February 26, 2019.
- Incomplete letter sent on March 14, 2019.
- Comment letter sent on March 22, 2019.
- 2<sup>nd</sup> resubmittal received on May 17, 2019.
- 3<sup>rd</sup> submittal received on June 7, 2019.
- On July 17, 2019, the Planning Commission approved the project subject to conditions of approval. (See **PLN19-20029**)

#### Project Map:



#### Current Status:

- Construction plans are currently under review, awaiting further documents to be provided by applicant.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

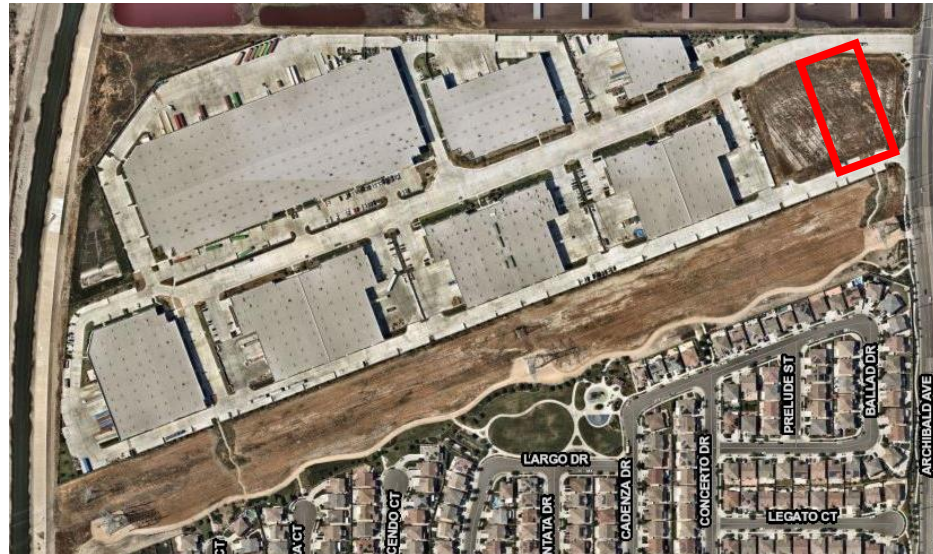
### 7-Eleven Appeal (CAM.2B)

Project:	The Campus 7-Eleven Gas Station DR Appeal
Project No.	PLN19-20029
Project Location:	The Campus (West side of Archibald and South of Providence Way); (Assessor Parcel Number: 144-010-063)
Project Description:	<ul style="list-style-type: none"><li>Appeal Planning Commission's approval of a Major Development Review and Conditional Use Permit for development and operation of a convenience store, gas station and carwash.</li></ul>
Planner:	Allen Lim

#### Notes:

- Received application on July 29, 2019.

#### Project Map:



#### Current Status:

- City Council denied the appeal and recommended new conditions on August 28, 2019. See PLN19-20008 for current status.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### *The Ranch (MAP ID: RNCH)*

Project:	The Ranch
Project No.	15-0783
Project Location:	Northeast and southeast corners of Hellman and future Limonite (Kimball) Avenues, west of Cucamonga Creek Channel.  Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)
Project Description:	<ul style="list-style-type: none"><li>Specific Plan Amendment to modify boundaries for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9.</li><li>Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels.</li><li>Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels.</li></ul> CEQA: EIR Addendum
Planner:	Allen Lim

#### Notes:

- Approved by City Council on December 9, 2015.
- February 19, 2016, a new owner purchased the six (6) industrial lots.
- Monument Sign approved on February 1, 2018.
- See the following projects for more recent activity at The Ranch:
  - Project No. PLN18-20007: Eastvale 88,000 square-foot Warehouse building in Planning Area 3. (RNCH.1)
  - Project No. PLN18-20050: Howard Industrial -Major Development Review, Tentative Map for Planning Areas 7, 8 and 9 (RNCH.2)
  - Project No. PLN19-20034: Transwestern – Major Development Review, Amendment to Tentative Parcel Map for Planning Areas 7, 8, and 9 (RNCH.3)
  - Project No. PLN19-20035: Summit Development – Major Development Review for Planning Area 6 (RNCH.4)

#### Project Map



#### Current Status:

- Approved.
- Continue discussing potential development for commercial portion.
- Construction of six industrial/warehouse buildings are completed.
- A resolution for the Final Cancellation of the Williamson Act Contract for the Rodriguez Site was adopted by City Council meeting on July 24, 2019.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *Warehouse/Industrial D.R (RNCH.1)*

Project:	The Ranch Planning Area 3 Warehouse/Industrial Building
Project No.	PLN18-20007
Project Location:	Planning Area 3 of The Ranch at Eastvale
Project Description:	Major Development Review to construct an 88,000 square-foot industrial building on 5 acres in Planning Area 3 of The Ranch at Eastvale.
Planner:	Allen Lim

#### Notes:

- Received application on February 14, 2018.
- On May 16, 2018, Planning Commission approved Major Development Review
- Approved construction plans October 31, 2018.



#### Project Map:



#### Current Status:

- The building is completed and in operation.

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## Planning Department Major Projects Summary September 21, 2022

### Howard Industrial (RNCH.2)

Project:	Howard Industrial at The Ranch (Rodriguez Site)
Project No.	PLN18-20050
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 7, 8 and 9); Assessor's Parcel Numbers: 144-010-009 and 144-010-004, and 144-010-005
Project Description:	<ul style="list-style-type: none"><li>Major Development Review for development of a 21-acre site for light industrial uses located in Planning Areas 7 and 9 of The Ranch Specific Plan</li><li>Tentative Parcel Map to subdivide the project site.</li><li>Diminishment of Agricultural Preserve &amp; Williamson Act Cancellation for the project site.</li></ul>
Planner:	Allen Lim

#### Notes:

- Agricultural Preservation & Williamson Act Cancellation submitted on September 4, 2018.
- Major Development Review and Tentative Parcel Map received on October 24, 2018.
- Approved by Planning Commission for Major Development Review and Tentative Parcel Map on December 19, 2018.
- Approved by City Council for diminishment of the agricultural preserve and tentative cancellation of the Williamson Act contract on February 13, 2019.
- Staff is in discussion with a new owner regarding design changes.
- A resolution for the Final Cancellation of Williamson Act Contract was adopted by City Council July 24, 2019.

#### Project Map:



#### Current Status:

- See **PLN19-20034** for current status with new owner.

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2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *The Ranch by Transwestern D.R (RNCH.3)*

Project:	The Ranch by Transwestern (Rodriguez Site)
Project No.	PLN19-20034
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 7, 8 and 9); (Assessor's Parcel Numbers: 144-010-009 and 144-010-004, and 144-010-005)
Project Description:	<ul style="list-style-type: none"><li>Major Development Review (DR) and an Amendment to the Tentative Parcel Map (TPM) to construct 2 light industrial warehouses on the Rodriguez Site (Planning Area 7, 8, and 9) located on the southeast corner of Moon Place and Remington Avenue.</li></ul>
Planner:	Allen Lim

#### Notes:

- Received application on September 3, 2019.
- Routed to other departments for review.
- Incompleteness letter provided to applicant on October 8, 2019.
- Precise Grading Plans received 12/23/19; Precise Grading comments provided 1/13/20; Awaiting resubmittal of Major Development Review and Precise Grade.
- Routed for comments from other departments on February 12, 2020.
- Received comments on February 26, 2020.
- Received Submittal 3 on April 8, 2020.
- On 6.17.21 the Planning Commission approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- The Ranch by Transwestern (Industrial Buildings 1 and 2) are completed.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *Summit Development (RNCH.4)*

Project:	The Ranch by Summit Development (Parcel 14)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 6); (Assessor's Parcel Number: 144-010-058)
Project Description:	<b>Major Development Review</b> for a 61,000 square foot light industrial building on 4.36 acres of Parcel 14 on The Ranch. The building will be located in Planning Area 6 of The Ranch Specific Plan.
Planner:	Allen Lim

#### Notes:

- Received pre-application on September 12, 2019.
- Routed to other departments for review.
- Comments provided to applicant 10/17/19.
- Formal submittal received January 15, 2020 – Routed for department review.
- On 2.19.20 the Planning Commission approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- Construction documents currently under review.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### *Beyond Food Mart at The Ranch (MAP ID: RNCH.5)*

Project:	Beyond Food Mart Major Development Review and Conditional Use Permit(s)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	Northeast corner of Hellman Ave. and Limonite Ave. at The Ranch Specific Plan (Assessor Parcel Number: 144-010-077)
Project Description:	<b>Major Development Review</b> , for the construction of a new 7,150 square-foot Beyond Food Mart with a single lane drive-through operation, a 5,177 square-foot canopy, and a 2,312 square-foot drive-through carwash <b>Conditional Use Permit</b> , for the operation of automobile service station with concurrent off sale of beer and wine (Type 20) <b>Conditional Use Permit</b> , for the operation of a C-Store with a drive-through <b>Conditional Use Permit</b> , for the operation of a drive-through carwash
Planner:	Allen Lim

#### Notes:

- Received application on 3.17.21
- On November 17, 2021, the Planning Commission approved project PLN21-20014, subject to conditions of approval.

#### Project Map:



#### Current Status:

- Awaiting on submission of construction documents for review.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *The Ranch TPM No. 38114 (MAP ID: RNCH.6)*

Project:	The Ranch TPM No. 38114
Project No.	PLN22-20009_TPM38114
Project Location:	Northeast corner of Limonite Avenue and Hellman Avenue; Assessor Parcel Number (APN) 144-010-077
Project Description:	<b>Tentative Parcel Map</b> to subdivide one (1) 10.68 acres into two (2) individual parcels.
Planner:	Allen Lim

#### Notes:

- Received application on March 2, 2022

#### Project Map:



#### Current Status:

- On May 18<sup>th</sup>, 2022, the Planning Commission approved project PLN22-20009, subject to conditions of approval

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### Hamner Place (MAP ID: HPLC)

Project:	Hamner Place (former Polopolus Property)
Project No.	PLN17-20015
Project Location:	7270 Hamner Avenue; North of Silver Lakes Sports Complex and east of Hamner Avenue. APNs: 152-060-002 and -003
Project Description:	General Plan Amendment, Change of Zone, Tentative Parcel Map, and Major Development Review for the development of a retail center, and four Conditional Use Permits for the operations of certain uses and sales of alcohols.  CEQA: Environmental Impact Report (EIR)
Planner:	Gina Gibson-Williams/ Allen Lim

#### Notes:

- June 25, 2018, applicant withdrew two Conditional Use Permits (for a drive-through on Pads 2 and for alcohol sales in a future gas station convenience store).
- June 27, 2018: City Council certified the Final EIR and approved all applications. Notice of Determination recorded on June 28, 2018.
- See the following projects in the retail center:
- Project No. PLN18-20041: Hamner Place Gas Station and Convenience Store DR CUP
- Project No. PLN19-20023: Lewis Retail Suites Hotel DR CUP
- Project No. PLN19-20053: Retail Suites DR
- Project No. PLN19-20044: Appeal Hamner Place Gas Station and Convenience Store DR CUP
- Mass grading plan received on June 10, 2019; comments provided on June 12, 2019 requesting for documentations showing compliance with the conditions of approval for grading permit issuance.
- Rough grading plans received on June 24, 2019; Received documentation showing compliance to Conditions of Approval and approved July 2, 2019.
- Groundbreaking July 12, 2019

#### Project Map:



#### Current Status:

- Hamner Place is currently under construction (building permits issued).

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Planning Department Major Projects Summary  
September 21, 2022

## Hotel Suites (HPLC.1)

Project:	Hotel - Staybridge Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)
Project Description:	<b>Major Development Review</b> for a hotel and a banquet facility and a <b>Conditional Use Permit</b> for the sale of alcohol for on-site consumption.
Planner:	Gina Gibson-Williams

### Notes:

- Received application on June 6, 2019.

See the following project for more information:

- PLN17-20015: Hamner Place (former Polopolus Property)
- Approved by Planning Commission on June 19, 2019.
- Building plans received for review on January 30, 2020.

### Project Map:



### Current Status:

- The Staybridge Suites is currently under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *Hamner Place Gas Station and C-Store Appeal (HLPC.2A)*

Project:	Appeal for Hamner Place Gas Station (Hamner Place) DR & CUP
Project No.	PLN19-20055 (see PLN18-20041)
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd.; (Assessor's Parcel Number: 152-060-003)
Project Description:	Appeal Planning Commission's denial for the Major Development Review for a new gas station with a 3,018 square-foot convenience store, 3,472 square-foot canopy and a Conditional Use Permit, to allow the sales of beer and wine for off-site consumption (See Map ID: 19)
Planner:	Allen Lim

#### Notes:

- Received application on November 26, 2019

#### Project Map:



#### Current Status:

- City Council approved the project and recommended new conditions of approval on January 22, 2020. See PLN18-20041 for current status.

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## Planning Department Major Projects Summary September 21, 2022

### *Hamner Place Gas Station and C-Store (HLPC.2B)*

Project:	Hamner Place Gas Station and C-Store (former Polopolus Property)
Project No.	PLN18-20041
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd.; (Assessor's Parcel Number: 152-060-003)
Project Description:	<b>Major Development Review</b> for a new gas station with a 3,018 square-foot convenience store, a 3,472 square-foot canopy with five (5) fueling dispensers, and associated site improvements.  <b>Conditional Use Permit</b> for sales of beer and wine for off-site consumption.
Planner:	Allen Lim

#### Notes:

- Received application on July 24, 2018; has been routed to the other departments for a review.
- Incompleteness letter out to applicant on August 28, 2018.
- Comment letter provided to applicant on September 18, 2018.
- Second revised development plans received November 5, 2018.
- Second submittal comment letter provided to applicant on November 14, 2018.
- Third revised development plans received January 22, 2019.
- Incompleteness letter to applicant on February 12, 2019.
- Comment letter sent to applicant on February 20, 2019.
- Planning Commission denied the project on November 20, 2019.
- Applicant has applied to appeal the Planning Commission's decision on November 20, 2019 (See PLN19-20055)
- City Council approved the appeal and recommended new conditions of approval on January 22, 2020.

#### Project Map:



#### Current Status:

- Awaiting additional construction documentation from applicant.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *Hamner Place Retail Suites D.R (HPLC.3)*

Project:	Hamner Place Retail Suites – Major Development Review (DR)
Project No.	PLN19-20053
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor's Parcel Number: 152-060-003)
Project Description:	<b>Major Development Review</b> for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet.
Planner:	Gina Gibson-Williams

#### Notes:

- Received application on November 21, 2019.

#### Project Map:



#### Current Status:

- On December 18, 2019, the Planning Commission approved project PLN19-20053 subject to conditions of approval.

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## Planning Department Major Projects Summary September 21, 2022

### *Hamner Place TPM No. 37955 (MAP ID: HPLC.4)*

Project:	Hamner Place TPM No. 37955
Project No.	PLN21-20038 TPM No. 37955 Hamner Place Tentative Parcel Map
Project Location:	East of Hamner Avenue and south of Schleisman Road (Hamner Place); APN 152-060-060 and 152-060-047
Project Description:	<b>Tentative Parcel Map (TPM):</b> To subdivide approximately 4.2 acres consisting of two (2) parcels into four (4) parcels to accommodate a future building pads in the C-1/C-P)
Planner:	Allen Lim

#### Notes:

- Received application on 6.28.21
- On July 21, 2021, the Planning Commission continued the item to the September 15<sup>th</sup> Planning Commission meeting.
- On 9.15.21 the Planning Commission continued the item to the October 20<sup>th</sup> Planning Commission meeting.

#### Project Map:



#### Current Status:

- On October 20, 2021, the Planning Commission approved the project subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



# CITY OF EASTVALE

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## Planning Department Major Projects Summary September 21, 2022

### *The Merge (MAP ID: MRG)*

Project:	The Merge Retail and Industrial Center
Project No.	PLN18-20026
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; APN: 164-010-019-6
Project Description:	<b>Major Development Review, Tentative Parcel Map, and Variance</b> for the development of a retail and light industrial center on an approximately 26-acre site, and various <b>Conditional Use Permits</b> for certain uses.
Planner:	Allen Lim

#### Notes:

- Received application on May 24, 2018; Development plans received on June 26, 2018.
- Draft Environmental Impact Report (EIR) available for a 45-day public review period from September 18, 2018, to November 2, 2018.
- Condition Use Permits application submitted on October 1, 2018.
- November 21, 2018, Planning Commission recommended approval of all applications, plus added new conditions for the Major Development Review application.
- December 12, 2018, City Council certified the EIR and approved all applications as recommended by the Planning Commission including the new conditions recommended by the Planning Commission, plus the Council added one new condition for the Major Development Review. January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- Construction building plans for industrial buildings 1-6 approved by Planning 11.25.19
- Sprouts (Major 1) is completed and in operation 10.28.20

#### Project Map:



#### Current Status:

- The Merge Industrial and Retail have completed construction (pending entitlement and construction of PAD2).

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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## Planning Department Major Projects Summary September 21, 2022

### Retail Minor D.R (MRG.1)

Project:	The Merge Retail (Major 2) Minor Development Review
Project No.	PLN19-20041
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none"><li>Minor Development Review to replace the previously approved pharmacy with a drive through to two (2) retail buildings.</li></ul>
Planner:	Allen Lim

#### Notes:

- Received application on October 28, 2019.
- Application has been deemed incomplete on December 23, 2019.
- Received resubmittal on February 3, 2020.
- On February 26, 2020, the Planning Division approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- The building is complete and in operation.

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## Planning Department Major Projects Summary September 21, 2022

### Retail Major Shops 4 D.R (MRG.2)

Project:	The Merge Retail Major Development Review (DR) Shops 4
Project No.	PLN19-20049
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none"><li>Major Development Review for the addition of one new building with a drive-through Shops 4 with drive-through is estimated to be 10,500 square feet.</li></ul>
Planner:	Gina Gibson-Williams/ Allen Lim

#### Notes:

- Received application on November 7, 2019.
- Application has been deemed incomplete November 7, 2019.
- On February 19, 2020, the Planning Commission approved PLN19-20049 subject to conditions of approval.

#### Project Map:



#### Current Status:

- The building is complete and in operation.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### *Retail Shops 4 C.U.P (MRG.3)*

Project:	The Merge Retail Shops 4 Drive-Through CUP
Project No.	PLN19-20050
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none"><li>Conditional Use Permit for the operation of a Drive-Through at Shops 4 of the Merge.</li></ul>
Planner:	Gina Gibson-Williams/ Allen Lim

#### Notes:

- Received application on November 7, 2019.
- Application has been deemed incomplete November 7, 2019.

#### Project Map:



#### Current Status:

- On February 19, 2020, the Planning Commission approved CUP PLN19-20050 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
September 21, 2022

## *Bushfire Kitchen Alcohol CUP (MAP ID: MRG.5)*

Project:	Bushfire Kitchen Alcohol CUP
Project No.	PLN21-20028_CUP006 Bushfire Kitchen Alcohol CUP
Project Location:	14134 Limonite Ave Suite 240 Eastvale at The Merge, CA 92880; Assessor Parcel Number (APN) 164-010-019
Project Description:	<b>Conditional Use Permit (CUP):</b> to allow the sale and consumption of beer, wine, and distilled spirits on-site
Planner:	Allen Lim

### Notes:

- Received application on 5.19.21
- On June 16, 2021, the Planning Commission approved the project subject to conditions of approval.

### Project Map:



### Current Status:

- Bushfire Kitchen is complete and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *The Merge Pad 2 (MAP ID: MRG.6)*

Project:	The Merge Pad 2 Major Development Review and Conditional Use Permit
Project No.	PLN21-20047_DR005_CUP009 The Merge – Pad 2
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue – Suite 400; (Assessor's Parcel Number: 164-010-019)
Project Description:	<b>Major Development Review (DR):</b> To allow the construction of one (1) commercial retail building (2,000 sf building with an outdoor seating area) with a shaded communal area in between a future proposed retail building
Planner:	Allen Lim

#### Notes:

- Received application on 8.2.21
- On October 20, 2021, the Planning Commission approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- Construction documents currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *Dog Haus Alcohol CUP (MAP ID: MRG.7)*

Project:	Dog Haus Alcohol CUP at The Merge
Project No.	PLN22-20006_CUP001
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; Assessor Parcel Number (APN) 164-010-041
Project Description:	<b>Conditional Use Permit</b> for the on-sale and consumption of beer and wine at an existing tenant space in The Merge Retail Center.
Planner:	Allen Lim

#### Notes:

- Received application on February 7, 2022
- On March 16, 2022, the Planning Commission approved the project subject to conditions of approval.

#### Project Map:



#### Current Status:

- Dog Haus is complete and in operation.

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## Planning Department Major Projects Summary September 21, 2022

### Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres.  CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

#### Notes:

- City Council approval on April 26, 2017.
- Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.
- Public review of DEIR available from September 27 to November 17, 2016.
- On March 15, 2017, the Planning Commission reviewed and recommended approval of the project to City Council.
- City Council public hearing on April 12, 2017, with a staff recommendation to continue the hearing to April 26, 2017.
- City Council approval on April 26, 2017. Notice of Determination recorded on April 27, 2017.
- Waiting for applicant to submit construction plans.
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020

#### Project Map:



#### Current Status:

- Awaiting submission of construction documents for review.

- New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### Walmart EOT (MAP ID: WMT.1)

Project:	Walmart Revision to TTM No. 35061, Extension of Time, Major Development Review
Project No.	PLN21-20021_DR002_EOT001 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (Assessor Parcel Number: 144-030-039)
Project Description:	<p><b>Amendment/Revision to Approved Project:</b> Minor revision of TTM. No. 35061 and minor design review to accommodate updated proto and gas station design site plan for Walmart.</p> <p><b>Extension of Time (EOT):</b> Tentative Tract Map (TTM No. 35061) Extension of Time – Expiring April 26, 2021.</p> <p><b>Major Development Review</b> for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061</p>
Planner:	Allen Lim

#### Notes:

- Received application on 4.15.21
- Extension of Time and Revision to TTM No. 35061 received 4.15.21

#### Project Map:



#### Current Status:

- On October 20, 2021, the Planning Commission approved project PLN21-20021, subject to conditions of approval.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### *Sendero Homes (MAP ID: SH.1)*

Project:	Sendero Cluster Homes by Lennar
Project No.	PLN17-20043
Project Location:	West portion of Sendero (Tracts 36775-2, 36775-3, and 36775) at northwest corner of Limonite Avenue and Harrison Avenue.
Project Description:	<b>Minor Development Review for Master Home Plan</b> of the 6-Pack and 8-Pack at Sendero.
Planner:	Allen Lim

#### Notes:

- Received application on December 19, 2017, plans provided on December 21, 2017.
- Final Site of Development plans are approved on May 1, 2018.
- Architectural elevation approved on August 14, 2018.
- On-site Subdivision Flags signage submitted on March 28, 2019 by Lennar and approved on April 30, 2019.

#### Project Map:



#### Current Status:

- Construction is complete.

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## Planning Department Major Projects Summary September 21, 2022

### *Sendero Front Loaded Homes (MAP ID: SH.2)*

Project:	Sendero Century Communities Front Loaded Homes
Project No.	PLN18-20032
Project Location:	Northeast corner of Archibald Avenue and Chandler Street; Tract Map 36775-1
Project Description:	<b>Minor Development Review</b> for architectural design and Final Site of Development for front loaded homes (eastern side of the SEC easement) at Sendero. This portion consists of 82 single-family homes.
Planner:	Allen Lim

#### Notes:

- Received application on June 27, 2018; has been routed to the other departments for a review.
- Architectural plans and enhancement map approved on August 15, 2018.
- Phase 1 and 2 of Precise Grading Plans approved September 9, 2018.
- Revised lot exhibits approved September 20, 2018.
- Front load landscape plans are approved on December 11, 2018.
- Sendero Century Community Subdivision Sign application submitted on February 7, 2019.
- Applicant resubmitted On-site subdivision flags signage plans May 6, 2019.
- Received revised Final Site of Development (FSOD) map on May 7, 2019 and grading plans on May 22, 2019. Comments provided on May 23, 2019.
- On-site subdivision flags approved April 30, 2019.
- Applicant proposes house plotting changes.
- Model homes are open.
- Waiting for revised FSOD map.
- Precise Grading Plans received December 23, 2019 – Planning approved Precise Grading on January 6, 2020

#### Project Map:



#### Current Status:

- Construction is complete.

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## Planning Department Major Projects Summary September 21, 2022

### *Prado Homes (MAP ID: PRDH)*

Project:	Prado Residential Development by Lennar
Project No.	PLN18-20008
Project Location:	Southeast corner of Cucamonga Creek Channel and Schleisman Road
Project Description:	<b>Major Development Review</b> to develop a gated community of 243 attached and detached single-family homes on approximately 19 acres at Tract 35751 on Schleisman Road.
Planner:	Allen Lim

#### Notes:

- Received application on February 22, 2018.
- Planning Commission approval on June 20, 2018.
- Approved final site of development on December 10, 2018.
- Approved construction plans and fence and wall plan on March 7, 2019.
- HOA production landscaping plans approved on March 13, 2019.
- Temporary Use Permit (TUP) for model home complex and sales trailer approved on March 13, 2019.
- Revised HOA landscape plans approved May 16, 2019.

#### Project Map:



#### Current Status:

- Construction is complete.

1. New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary September 21, 2022

### *Pulte Homes (MAP ID: PLTH)*

Project:	Pulte Residential Development
Project No.	PLN18-20038
Project Location:	Southeast corner of Limonite Avenue and Scholar Way (west of Cloverdale Marketplace)
Project Description:	<b>Minor Development Review</b> for a Master Home Plan consisting of 79 residential units. This tract (Tract No. 28943) was approved and finalized by the County prior to cityhood.
Planner:	Allen Lim

#### Notes:

- Received application on July 9, 2018. This is a recorded subdivision; application is for the review of the design of the homes only.
- Approval letter sent on August 31, 2018.
- Revised architectural plans approved October 10, 2018.
- Construction building plans approved October 30, 2018.
- Site is being graded consistent with the recorded subdivision map.
- Approved construction fence and wall plans on March 7, 2019.
- Temporary Use Permit (TUP) for sales office approved March 26, 2019.
- On-site Subdivision Flags Signage approval letter sent on March 27, 2019.
- Received revised elevations for Lot 54 on April 25, 2019 and comment provided on May 2, 2019.
- Final revised elevation for lot 54 received on May 21, 2019; approved on May 22, 2019.
- Model homes opened on March 9, 2019.

#### Project Map:



#### Current Status:

- Construction is complete.

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## Planning Department Major Projects Summary September 21, 2022

### Sunshine Growers (MAP ID: SUN)

Project:	Sunshine Growers Nursery
Project No.	PLN18-20040
Project Location:	North of Riverside Drive; south of SR 60, east of Milliken Avenue, west of I-15; (Assessor's Parcel Number 156-030-021, -023, -030, and -031)
Project Description:	<b>Major and Minor Development Review</b> for the installation of a 20,000 square-foot greenhouse for a plant nursery for Sunshine Growers Nursery located on Riverside Dr. and Hamner Ave.
Planner:	Allen Lim

#### Notes:

- Applications received on July 25, 2018, and October 3, 2018.
- Approved by Planning Commission on October 17, 2018.
- Approval letter and development plans sent on November 5, 2018.
- Construction plans for the nursery, retail, and wall for the trash enclosure received on April 8, 2019. Comment provided on April 23, 2019.
- Waiting for submittal for installation of propane gas from applicant.
- Grading plans received April 3, 2019. Comments provided April 24, 2019.
- Landscape plans received May 15, 2019. Comments provided May 23, 2019.
- Grading plans approved June 17, 2019
- Landscape plans approved June 20, 2019
- Construction plans approved July 17, 2019

#### Project Map:



#### Current Status:

- Sunshine Growers is complete and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information





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Planning Department Major Projects Summary  
September 21, 2022

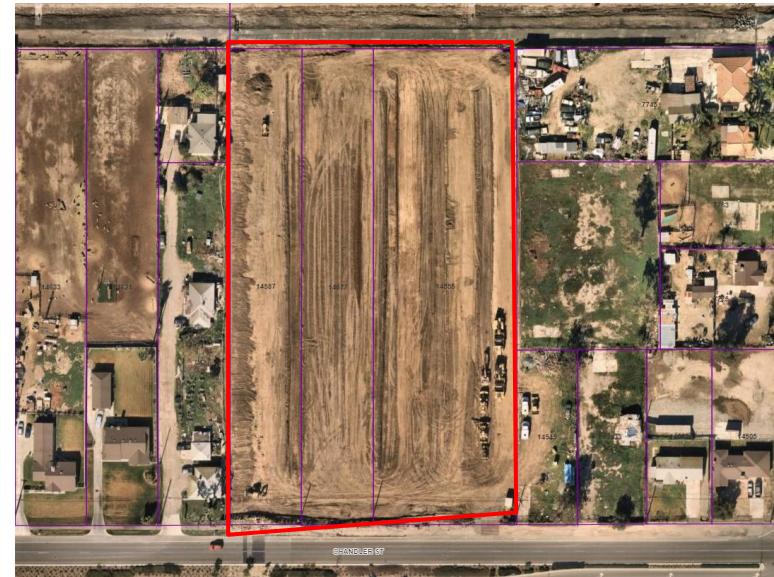
## Gossett Self-Storage (MAP ID: GOSS)

Project:	Gossett Development Self-Storage Major DR, CUP, COZ, GPA
Project No.	PLN19-20047
Project Location:	14555, 14577, and 14587 Chandler Street; (Assessor's Parcel Number: 144-120-002, -003, -004)
Project Description:	<b>Major Development Review</b> for the development of 142,839 square foot self-storage facility on 3 parcels totaling 4.1 acres <b>Conditional Use Permit</b> to permit the self-storage facility <b>Change of Zone</b> from A-1 Light Agriculture to C-1/C-P General Commercial <b>General Plan Amendment</b> from Low Density Residential to Commercial Retail
Planner:	Gustavo Gonzalez

### Notes:

- Received pre-application on November 6, 2019
- Pre-application was routed out for comments from other departments on November 12, 2019
- Received application for Major DR, CUP, COZ, and GPA on January 27, 2020
- Routed for comments from other departments on February 3, 2020.
- Received comments on February 17, 2020
- The Planning Commission approved the project on July 15, 2020.
- City Council approved the project on September 9, 2020

### Project Map:



### Current Status:

- Project is currently under construction.

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Planning Department Major Projects Summary  
September 21, 2022

## *Van Leeuwen GP Amendment (MAP ID: VAN)*

Project:	The Homestead
Project No.	PLN19-20021
Project Location:	West of Archibald Avenue at the westerly terminus of Limonite Avenue; (Assessor Parcel Numbers: 144-010-015, -018, -020, -023, -032)
Project Description:	<b>General Plan Amendment</b> from low density to high density and <b>Change of Zone</b> from A-2 to R-3 with a senior housing overlay and zone text amendment to create a senior housing overlay.
Planner:	Gustavo Gonzalez

### Notes:

- Received application on May 30, 2019.
- Project presented to Planning Commission for consideration and recommendation to City Council on July 17, 2019. Planning Commission voted 5-0 recommending approval to City Council.
- July 17, 2019, Planning Commission recommended approval to City Council.

### Project Map:



### Current Status:

- Project presented to City Council for consideration on September 11, 2019. City Council voted 4-0 approving the project.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

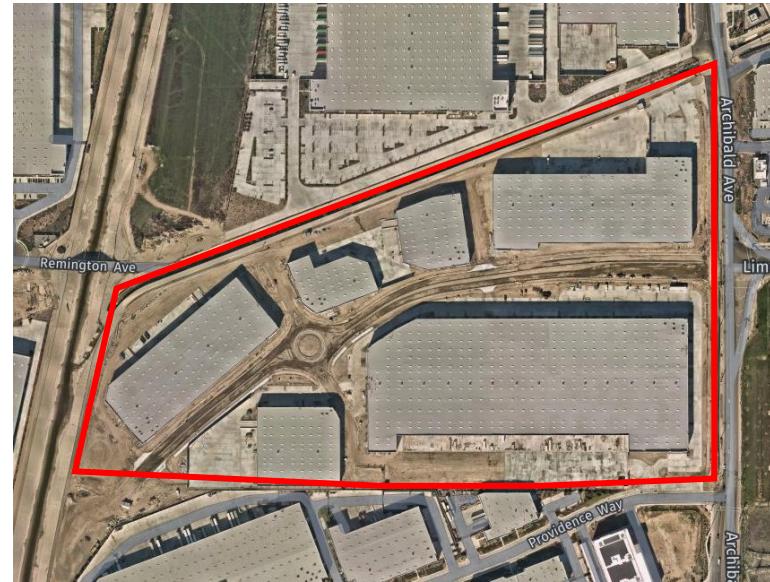
### *The Homestead (MAP ID: HSTD)*

Project:	The Homestead
Project No.	PLN19-20026
Project Location:	West of Archibald Avenue at the westerly terminus of Limonite Avenue; (Assessor Parcel Numbers: 144-010-015, -018, -020, -023, -032)
Project Description:	<ul style="list-style-type: none"><li>Major Development Review for construction of seven (7) light industrial/ warehouse buildings</li><li>Change of Zone from A-2 to I-P</li><li>Tentative Parcel Map for subdivision of the site into seven (7) parcels</li><li>Variance from the standard landscape shading requirements.</li></ul>
Planner:	Gina Gibson-Williams/ Allen Lim

#### Notes:

- Received application on June 25, 2019.
- Submittal received July 2, 2019; routed to other departments for review.
- Request for proposal of an Environment Impact Report (EIR) sent on July 3, 2019. Proposals due on July 24, 2019.
- EIR screen check draft under review 1/8/20
- Planning Commission made a recommendation of approval for the project on March 18, 2020
- City Council approved the project on April 8<sup>th</sup>, 2020

#### Project Map:



#### Current Status

- Project is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary  
September 21, 2022

## *Dutch Bros Coffee DR and CUP (MAP ID: DTCH)*

Project:	Dutch Bros Coffee DR and CUP
Project No.:	PLN20-20012_DR_001_CUP_002
Project Location:	Eastvale Marketplace - Northeast corner of Limonite Ave. and Sumner Ave.; (Assessor Parcel Number: 164-030-037)
Project Description:	<b>Major Development Review</b> , for the development of an 862 square foot Dutch Bros Coffee Shop with a double drive-through lane.  <b>Conditional Use Permit</b> , to allow the use of a drive-through.
Project Planner:	Gustavo Gonzalez/Allen Lim

### Notes:

- Received application on 2.16.21
- On 3.17.21 the Planning Commission approved the project subject to conditions of approval.

### Project Map:



### Current Status:

- The project is completed and in operation.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** = Updated Information



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## Planning Department Major Projects Summary September 21, 2022

### *Wabi Sabi Japanese Restaurant Alcohol CUP (MAP ID: WABI)*

Project:	Wabi Sabi Japanese Restaurant Alcohol CUP
Project No.:	PLN20-20006_CUP_001
Project Location:	The Market Place at The Enclave retail center – 14268 Schleisman Road, Suite 400.; (Assessor Parcel Number: 144-860-012)
Project Description:	<b>Conditional Use Permit</b> , to allow the sale and consumption of beer and wine on-site
Project Planner:	Allen Lim/Gustavo Gonzalez

#### Notes:

- Received application on 1.21.21

#### Project Map:



#### Current Status:

- On 3.17.21 the Planning Commission approved the project subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary September 21, 2022

### Archibald and Chandler Retail (MAP ID: ACR)

Project:	Archibald and Chandler Retail Center
Project No.:	PLN19-20000 (PLN21-20016 CUP, PLN21-20017 CUP)
Project Location:	Northwest corner of Archibald and Chandler; (Assessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)
Project Description:	A 2.71-acre mixed use commercial development comprised of a convenience store/ gas station/ carwash, a drive-through restaurant, and an undeveloped pad to be submitted at a later date.
Project Planner:	Gustavo Gonzalez

#### Notes:

- Received application on January 3, 2019.
- Incompleteness letter mailed on January 17, 2019.
- Public information meeting was held at city hall on February 20, 2019.
- Comment letter sent out to applicant on February 21, 2019.
- Meeting with applicant occurred on March 14, 2019.
- Revised submittal received 2.3.21 – Routed for department review.
- On 4.21.21 the Planning Commission recommended City Council approval of the project with the exception of the gas station and off-sale beer and wine.
- On August 25, 2021, the City Council upheld the Planning Commission's recommendation and approved the project with the exception of the gas station and off-sale beer and wine.
- Second reading of the COZ was approved by the City Council on September 8, 2021.

#### Project Map:



#### Current Status:

- Awaiting submission of construction documents for review.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** = Updated Information





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## Planning Department Major Projects Summary September 21, 2022

### *Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)*

Project:	Dunkin Donuts and Carwash DR and CUP
Project No.	PLN21-20030_DR_003_CUP_007 Dunkin Donuts and PLN21-20060_DR006_CUP011 American Express Carwash
Project Location:	Northwest corner of Schleisman and Hamner Ave.; Assessor Parcel Number (APN) 152-341-017
Project Description:	<p><b>Major Development Review (DR):</b> For the development of a 3,400 square foot multi-tenant building where 1,600 square feet will be for a Dunkin Donuts with a drive-through and outdoor patio and where 1,800 square feet will be for a bistro with an outdoor patio. (PLN21-20030)</p> <p><b>Major Development Review (DR):</b> for the development of a 5,113 square foot car/truck wash with 18 vacuum stalls. (PLN21-20060)</p> <p><b>Conditional Use Permit (CUP):</b> To allow the operation of a drive-through for the proposed coffee shop. (PLN21-20030)</p> <p><b>Conditional Use Permit (CUP):</b> To allow the operation of a drive-through for the proposed car/truck wash use. (PLN21-20060)</p>
Planner:	Jamie K. Cerda

#### Notes:

- Received application on 5.26.21
- Applicant has provided updated submittal package 5.9.22

#### Project Map:



#### Current Status:

- On July 20, 2022 the Planning Commission approved project PLN21-20030 and PLN21-20060, subject to conditions of approval.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



## Future

### *The Leal Plan (MAP ID: LEAL)*

Project:	Leal Master Plan
Project No.	Special Project
Project Location:	160 acres ± at the northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	<p>This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides the project's implementation plan.</p> <p>CEQA: EIR</p>
Planner:	Gina Gibson-Williams

#### Notes:

- In September 16, 2016, the Planning Commission reviewed and recommended approval to City Council. May 2017 – City has been asked by property owner's representative to postpone action on the project while issues related to the estate of Brad Leal are resolved August 30, 2017 – City met with Leal family and prospective developer to discuss processing and timing.
- City Council Approved Master Plan and Final Environmental Impact Report on December 13, 2017.
- Adopted by City Council on December 13, 2017.
- Staff continues to coordinate with the property owners as they seek a developer(s) for the site.
- Planning Commission recommend approval to City Council on April 26, 2022
- On May 11, 2022, the City Council approved the Leal Masterplan Amendment (PLN21-20039) and related entitlements (DA, TTM 382290, DR PLN22-20020)
- On May 25, 2022, the City Council approved the second reading of the ordinances for the Leal Master Plan Amendment (PLN21-20039) and Development Agreement (PLN22-20039).
- On August 24, 2022, Lot Line Adjustment (2022-001) was recorded with the Assessor-County Clerk Recorder.

#### Project Map:



#### Current Status:

- Awaiting submission of construction documents for review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information